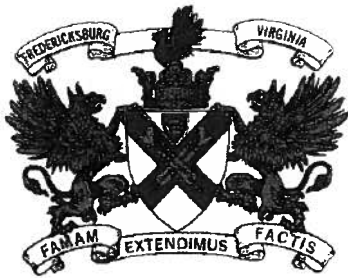


Approved
10 JAN 2011
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MINUTES ARCHITECTURAL REVIEW BOARD

December 13, 2010

7:30 P.M.

City Hall, Council Chambers
Fredericksburg, Virginia

MEMBERS

Marilynn Mendell, Chair
Donna Chasen
Jamie Scully
Owen Lindauer
J. Gordon Brown

MEMBERS ABSENT

Lisa Peverill, Vice Chair

CITY STAFF

Erik Nelson, Senior Planner
Sheree Waddy, Recording Secretary

Ms. Mendell called the Architectural Review Board to order at 7:30 p.m.

OPENING REMARKS

Ms. Mendell determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

APPROVAL OF AGENDA

Ms. Mendell asked if there were any other changes to the agenda.

Mr. Lindauer made a motion to accept the agenda as submitted. Ms. Chasen seconded. The motion carried unanimously.

REVIEW OF MINUTES

Ms. Mendell asked if there were any changes to the November 8, 2010 meeting minutes.

Mr. Lindauer made a motion to accept the November 8, 2010 minutes as submitted. Mr. Scully seconded. The motion carried unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Ms. Mendell asked if any board member had a conflict of interest or had participated in ex parte communications on any of the agenda items.

Mr. Brown noted that he had spoken with Mr. Nelson concerning the Presbyterian Church application.

Mr. Lindauer said that in the process of doing field review for the Presbyterian Church application he had received email concerning ADA access requirements.

APPLICATIONS – REGULAR AGENDA

1. Presbyterian Church of Fredericksburg – Exterior alterations (300 and 304-308 George Street, 810 Princess Anne Street, 303 Hanover Street) and demolition of garage (800 block of Charles Street)

The applicant was represented by their architect, Bruce Wardell of BRW Architects, in Charlottesville, Virginia. He explained that after reviewing the alternative option of an exterior lift, discussed with the Board during an on-site meeting, the church decided that an exterior lift was not feasible, either financially or architecturally. The two lift option would be too disruptive to the building as well as compromise the dignity of the user. He said the church preferred the initial design discussed with the Board at the preliminary meeting in November. He provided an updated drawing of the design for the Board's review. He noted they proposed to detail the opening similar to the windows rather than try to mask it.

There was no public comment.

Mr. Lindauer asked for clarification on what was proposed for the Hanover Street location.

Mr. Wardell said the side yard would be landscaped with an under-structure of a grass surface that could support parking for staff when the food and clothes closets are moved to Hanover House. He said the rear corner of the wall between Hanover House and the main church property would be repaired and a discreet opening made to allow pedestrian access from the main church. A curb cut will be required if the side yard is to be used for parking.

Mr. Lindauer asked if the wall between Hanover House and the education building will be removed.

Mr. Wardell said no, the wall would remain and is already screening the mechanical equipment. He noted that the older section was one of the oldest walls in downtown Fredericksburg.

Mr. Scully asked for more clarification on how the proposed exterior sanctuary access door would be installed.

Mr. Wardell explained that access would be into a small vestibule area before entering the lift which would then go to the basement or up to the sanctuary. He said the lift would not be visible from the outside and the basement floor would not require excavation.

Mr. Lindauer said that this proposal involved the most modifications to the church and presented the most concerns. He said that the National Park Service provides a brief on making property

ADA accessible, and added that churches are exempt from ADA requirements as long as no Federal funds are used.

Mr. Wardell said he was aware that churches are ADA exempt. He said experience has shown him that congregations make decisions about access on a moral and ethical basis. He said that the church sees this as an issue for getting that part of the congregation that requires access involved in the church again. Their overall plan makes every room on the church campus accessible, except for the church balcony and the attics.

Mr. Lindauer said that the project was a challenge, but that the church appropriately considered all the options. He said he was comfortable with the proposal, but the other option would be to continue with the access that is currently offered.

Mr. Wardell said that the congregation has two issues with the current lift. One is that those who refuse to use the lift will continue to do so. The second is that the people who are willing to use the lift do not have access to restrooms after getting to the sanctuary.

Mr. Brown said that the applicant did an excellent job of presenting this project, but that the proposed access is not the only option available. He suggested that the existing stair climber could be updated. Mr. Brown said a church in a historic building will inherently have limitations. He said he would not support this portion of the application and that approval of this option would not be reversible. Mr. Brown said he had nothing but praise for the remainder of the application.

Ms. Mendell asked if structured pavers would be installed in the parking lot and whether the garage area would be used for parking once the garage was demolished.

Mr. Wardell said pervious pavers would be used in portions of the parking area. He said the area created by the demolished garage would be used as a garden court area.

Ms. Mendell asked if the wall opening would have a gate.

Mr. Wardell said yes.

Ms. Mendell said she agreed with Mr. Brown on the accessibility issue. She said that we should treasure our historic churches and that she would not be able to vote in favor of that portion of the application.

Ms. Chasen said she found the proposed exterior alterations and demolition to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness for the site planning (including removal of the garage) and the scale and massing of the addition, to include roof shapes. Mr. Scully seconded.

Mr. Lindauer said that the garage appeared to be a remnant structure that has lost its setting and was not worthy of preserving in place. He said he appreciated the sensitivity shown in preserving the tree. Mr. Lindauer said he looked forward to the seeing the additional details. The motion carried unanimously.

Ms. Chasen said she found the proposed concept of the new access to the sanctuary to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Scully seconded. The motion carried 3-2, with Ms. Mendell and Mr. Brown opposed.

Mr. Wardell thanked the Board and noted that the church shared the inherent tension of the discussion.

2. 817 Caroline Street (April Bair) – Signs

The applicant was not present.

James Lawrence, 802 Caroline Street, had no relevant comments.

Mr. Lindauer said he found the proposed sign to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Ms. Chasen seconded. The motion carried unanimously.

3. 525 Princess Anne Street (Shiloh Baptist Church-New Site) – Exterior alterations

The applicant was represented by their general contractor, Rick Zarimba. He said the existing window air conditioners were an eyesore and that the church would like to replace them with through-the-wall units similar to the ones at the Fredericksburg Baptist Church, which he provided pictures of. He said the walls were approximately 23 inches thick which would allow for many possibilities for the grill cover.

There was no public comment.

Mr. Scully asked about the material of the water table.

Mr. Zarimba said it was stucco on top of brick.

Mr. Lindauer said prior to reviewing this application he was not aware that there were other similar treatments in the Historic District or that the water table was a product of a 1980s renovation.

Mr. Scully asked how the area above the proposed cut-out would be supported.

Mr. Zarimba said that previous renovations had required cutting into the brick walls so engineering specifications were on file. The new opening, however, would fall within the width of the window opening, which is already supported.

Mr. Scully asked if there would be any space between the window sill and the proposed hole for the air conditioning units.

Mr. Zarimba said there could be a space. He emphasized that the hole required to install the air conditions would be narrower than the existing windows.

Ms. Mendell asked if the windows would be repaired and painted.

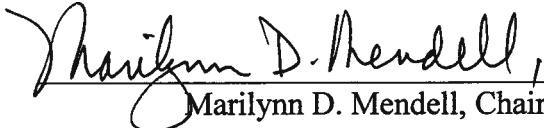
Mr. Zarimba said yes.

Mr. Lindauer said he found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness with the condition that applicant return to the Board for approval of the exterior grill covers and that the two windows be repaired and painted. Ms. Chasen seconded. The motion carried unanimously.

Other Business

1. Planning Commission agenda transmitted.
2. NAPC's Alliance Review transmitted.
3. Review and approval of 2010 Annual Report – The Board thanked Mr. Nelson for providing the report. Mr. Lindauer made a motion that the Board approve the report with the appropriate amendments from this meeting. Ms. Chasen seconded. The motion carried unanimously.
4. Review and approval of amended Rules of Procedures – Mr. Lindauer made a motion that the Board accept the amended Rules of Procedures. Ms. Chasen seconded. The motion carried unanimously.
5. Transmittal of staff assessment of 1407 Caroline Street and 1200 Prince Edward Street – Mr. Nelson said that after an on-site review of the property located at 1407 Caroline Street the Board members present had found that the structure's foundation, framing, roof, and chimneys were still intact. The Board agreed that there was no justification for consideration of demolition. Mr. Nelson said that 1200 Prince Edward Street continued to deteriorate and that the Board might once again be presented with a case requiring a decision regarding demolition. The Board discussed its potential for reuse and noted that there may not be any realistic options for salvaging this structure, without City support.

The meeting adjourned at 9:00 p.m.


Marilynn D. Mendell, Chair